

Register of Deeds  
Sharon A. Davis  
Durham County, NC

11/03/2022 02:49:33PM

BT: OPR B: 9813 P: 753 Pages: 4

DEED - DEED

Fee: \$29,430.00 Excise Tax: \$29404.00

**INSTRUMENT #2022042660**

Evelyn Hammiel

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$29,404.00

Parcel Identifier No. 158464

Verified by Durham County on the \_\_\_\_ day of November, 2022

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Kennon Craver, PLLC (without benefit of title examination)

Brief description for the Index: Springwood Park Apartments, Plat Book: 126, Page: 46

THIS DEED made this 2<sup>nd</sup> day of November, 2022, by and between

GRANTOR	GRANTEE
Springwood Wellons, Inc., a North Carolina corporation	EC Springwood LLC, a Delaware limited liability company, as to a 50% tenancy in common interest and EC Springwood 2 LLC, a Delaware limited liability company, as to a 50% tenancy in common interest, As tenants-in-common
ADDRESS: P.O. Box 52328 Durham, NC 27717	ADDRESS: 32 Cross Street, Suite 204 Lakewood, NJ 08701

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO.**

Submitted electronically by "Madison Title Agency, LLC"  
All in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

**SEE EXHIBIT B ATTACHED HERETO.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

Springwood Wellons, Inc., a North Carolina corporation

By:



Charlene W. Hamlett, President

STATE OF NORTH CAROLINA  
COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that she signed the foregoing document: Charlene W. Hamlett

Date:

10/28/2022

  
Notary Public

Print Name:

Zhyaire James

[Official Seal]

My Commission Expires:

12-20-2026

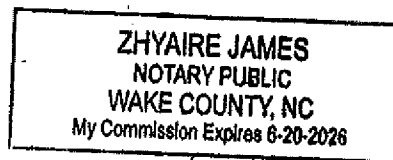


Exhibit A

## Legal Description

**BEGINNING** at a concrete monument marked "Control Corner" and having N.C. Grid Coordinates (NAD83) N=807,978.07, E=2,045,033.26 and running thence from said point and place of **BEGINNING** north 22° 24' 43" west 80.74 feet to an existing iron pipe, running thence along and with the eastern line of property now or formerly belonging to Ossie E. Martin, north 26° 33' 52" east 264.16 feet to an iron pipe, thence along Martin's northern line north 63° 22' 36" west 166.35 feet to an iron pipe located on the eastern boundary of the right-of-way of Lynn Road (a 60-foot right-of-way), thence along and with said eastern right-of-way north 06° 13' 16" east 163.66 feet to an iron pipe, running thence north 85° 01' 28" east 200.00 feet to an iron pipe, thence south 82° 53' 47" east 210.00 feet to an iron pipe, thence south 45° 21' 03" east 316.30 feet to an iron pipe, thence south 70° 23' 26" east 297.28 feet to an iron pipe, thence south 10° 19' 12" east 409.06 feet to an iron pipe in the northern property line of property now or formerly belonging to Eva R. O'Briant; running thence along and with O'Briant's northern line north 82° 50' 15" west 402.92 feet to an iron pipe at the southeastern corner of a cemetery, running thence along the eastern line of said cemetery north 07° 06' 47" east 99.95 feet to an iron pipe, thence along the cemetery's northern line north 82° 51' 56" west 99.92 feet to an iron pipe having N.C. Grid Coordinates (NAD83) N=807,921.72, E=2,045,485.44, thence continuing along O'Briant's northern line north 82° 53' 47" west 455.68 feet to a concrete monument, the point and place of **BEGINNING** and being all of Tract 1, containing 10.01 acres, more or less, as shown on plat and survey thereof by the John R. McDams Company, Inc., dated 11 August 1989, Project No. NSC-8900, and entitled, "Property of Lynn-Durham Joint Venture", and recorded in Plat Book 121, Page 131, Durham County Registry to which plat reference is hereby made for a more particular description thereof.

The above described property is a portion of the property conveyed to Mary S. Andersen, as Nominee under that certain Agreement dated September 18, 1978 made for her benefit and others, recorded in Book 982, Page 715, Durham County Registry.

**SUBJECT TO**, that certain Reservation of a 50 foot access easement found in that certain Deed from Mary S. Anderson (unmarried) to Parkwood Commons Limited Partnership, dated September 28, 1989, recorded September 29, 1989, in Deed Book 1551, Page 1, Durham County Registry;

LESS AND EXCEPT the property taken by the Department of Transportation, as contained in the Memorandum of Action recorded on March 17, 2014 in Book 7456 Page 585 and Consent Judgment recorded on February 22, 2016 in Book 7876 Page 627, more particularly described as follows: Beginning at Point "1" being S 81° 13' 53" E and perpendicular to -Y9-12+ 32.61 38.13 feet Lt., thence along a curve turning to the right, having a radius of 20.0000 feet and having a chord with a bearing of N 46° 18' 44" E and a chord distance of 21.51 feet, an arc distance of 22.72 feet along said curve to point 2, thence N 85° 02' 30" E 19.09 feet to point "30"; thence S 54° 17' 32" W 41.78 feet to point "31"; thence S 12° 52' 43" W 59.60 feet to point "32"; thence N 63° 27' 09" W 1.64 feet to point "24"; thence along a curve turning to the left, having a radius of 464.6441 feet and having a chord with a bearing of N 14° 11' 11" E and a chord distance of 36.45 feet, an arc distance of 36.46 feet along said curve to point "25", thence along a curve turning to the left, having a radius of 464.6441 feet and having a chord with a bearing of N 09° 48' 10" E and a chord distance of 30.35 feet, an arc distance of 30.35 feet along said curve to point "1", returning to the place of beginning.

NOTE FOR INFORMATION: Being Parcel No. 158464, of the City of Durham, County of Durham.

**Exhibit B**

**Exceptions**

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. Easement granted to Duke Power Company recorded on January 30, 1950 in Book 177 Page 509.
3. Right of Way Agreement granted to State Highway and Public Works Commission recorded on August 29, 1958 in Book 252 Page 28.
4. Easements contained in North Carolina General Warranty Deed from Mary S. Andersen, as nominee under that certain Agreement of September 18, 1978, made for her benefit and other, Unmarried to Parkwood Commons Limited Partnership recorded on September 29, 1989 in Book 1551 Page 1.
5. Easement Agreement made by and between Mary S. Andersen and Parkwood Commons Limited Partnership recorded on March 23, 1990 in Book 1582 Page 520, re-recorded on July 12, 1990 in Book 1603 Page 762.
6. Reservations, agreement and easements contained in Deed from Mary S. Andersen to Parkwood Commons Limited Partnership recorded on August 9, 1991 in Book 1672 Page 185.
7. Right of Way granted to Southern Power Company recorded on August 29, 1911 in Book 44 Page 149.
8. Consent Judgment recorded on February 22, 2016 in Book 7876 Page 627.
9. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 121 Page 131.
10. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 124 Page 184.
11. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 125 Page 32.
12. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 126 Page 46.